would be difficult to make the BACK rooms of such houses with a "*square*" of flooring.

Your committee beg to call your attention to the fees about to be established, and although your committee do not find fault with the scale of fees as regards the different rates of buildings, your committee must call to your serious consideration that there are many additional fees inserted in this Act which are not to be found in the old Act.

Your committee would next bring under your consideration the office and appointment of "OFFICIAL REFEREES;" and, with regard to their appointment, your committee consider that if "competent persons" were appointed, much good would arise, as a court of appeal would then be open to the public, and the judges would be much better able to deal with the matters brought under their consideration than any court as at present constituted, and which officers could, if so thinking fit, attend to view the subject matter of dispute; at the same time your committee think that not less than THREE referees ought to be appointed.

Your committee observe that the referees would not be bound to certify a building under their supervision within a given time, although a large penalty would prevent such building from being used previous to granting such certificate.

Your committee also call your attention to section 82, which section relates to the appointment of an officer termed a "REGISTRAR." Your committee having very fully considered the nature of the duties of the office, concur in the utility of the appointment.

Your committee have to suggest that additional provision be made that, upon further extension of the limits of the proposed Act, equable contribution be made by all districts within such limits towards the expenses of the referees and other new officers proposed to be created.

Your committee would also advise an alteration in the 97th section, for as it at present stands, an information may be laid by a common informer. This appears to be highly objectionable; and they submit that any information laid under this Act ought to be by the district surveyor, and that a moiety of every penalty which might be inflicted, should be paid over to the poor of the parish.

Your committee also suggest that power ought to be given to the referees to take evidence upon oath.

Your committee having brought the first part of the Bill generally under your notice, now particularly request your attention to the part of it which is set out in the several schedules.

Schedule A. repeals the 14th Geo. 3, cap. 78, commonly called the "Building Act," *with the exception of such clauses thereof as relate to dangers by fire.*

It wholly repeals the 50th Geo. 3, cap. 75, being an Act passed to permit roofs to be covered by patent tesera.

It partially repeals the 4 & 5 of Will. 4, cap. 35, and the 3 & 4 of Vict. cap. 85, which Acts are better known as *the Chimney Sweepers' Acts.*

And here your committee would express their opinion that numerous fires, and also the wearing away of flues, would be very greatly diminished, if the legislature would permit climbing boys, say of not less than fourteen years of age, and duly licensed, to sweep chimneys as formerly, instead of the very imperfect method of cleansing them by machinery.

Your committee call your attention particularly to schedule C. parts 2 and 3. These set out the class and also the rates of buildings, the names of which have been most inconveniently reversed; that which is called a FIFTH rate in the schedule is in the old Act called a FIRST rate, and the smallest or lowest rate is designated by this Bill a FIRST rate. This ought, for the purpose of preventing confusion of ideas, and also that the several rates may be called by their proper names, to be reversed, and with the addition of the extra rate before referred to.

This schedule gives greater extent of superficial measure to the several rates, as compared with the existing Building-Act, and is so far an improvement; but your committee consider it desirable to recommend a still further extension in the superficial measure. This schedule also regulates the rate by the height, and also by the number of stories. Your committee observe that the party-walls in all the rates have been increased in thickness, as compared with the old Act; and although in some instances they concur in such additional thickness, yet in several instances they consider it desirable that the thickness set out should be altered from the present proposal, as involving unnecessary expense without corresponding advantage.

Your committee would particularly impress that schedule C. part 2, might be very greatly improved by TWO *intermediate* RATES being introduced to follow the *second* and *third* rates (In this schedule); for although in the suburban districts the increased superficies is, and no doubt will be, considered a desirable improvement; yet in the metropolis and other crowded neighbourhoods, a smaller space must be made to suffice, so that an additional story will be a very necessary accommodation.

Your committee think that this ought to be permitted, provided the superficial measure of the building does not exceed four squares and a half; and that the walls of this description of buildings might be permitted half a brick less, than if the whole extent of the superficies were taken, as set out in the schedule to houses, with the number of stories.

Your committee request your particular attention to this suggestion, as they consider the subject of much importance where space may be valuable, or not easily or cheaply to be obtained.

Schedule C. part 4, your committee consider may be improved by making the openings in party-walls a foot wider and a foot higher, and taking out entirely the provision as to the piers proposed to be built at the sides of openings.

Your committee call your particular attention to the alteration in the regulations of ADDITIONAL buildings; under the present Act the whole of the walls must be of the thickness of the rate of the *principal* building to which any such ADDITIONAL building may happen to be attached. Under the regulations in the *proposed* Bill, an ADDITIONAL building (when considered for the purpose of ascertaining the thickness of the EXTERNAL walls) would be rated as a separate building, and whatever might be the rate of the *principal* building, the external walls of the ADDITION would only have to be built of such thickness as such addition might rate in itself. This is a great improvement upon the old Act, but the provision ought to extend to the PARTY-WALLS of such ADDITIONS.

Your committee also call your attention to the regulations as to greenhouses, aviaries, and other such buildings. Your committee think that these trifling additions do not require the superintendence of the official "*referees.*"

In schedule D. part 1, your committee recommend that the regulations relating to "*foundations,*" being the first paragraph; and also the last one, relating to "*walls generally,*" be entirely taken out as quite unnecessary; and at part 2, the regulation as to breast-summers ought also to be omitted, as this may lead to much litigation between builders and surveyors, and unnecessary interference.

In part 3 of this schedule, provision is made, in case of alteration of an adjoining building from a smaller rate to a larger rate, that the value of the extra RATE is to be paid for by the owner increasing the rate; a provision ought also to be made for the payment of any *additional thickness* that may be occupied in the party-wall.

In this part (3) of schedule (D.), provision is made, subject to the decision of the "*referees,*" to permit two houses of the highest rate to have an opening or communication between such two houses. This is a very beneficial arrangement, but it ought in justice to be permitted to every rate from the highest to the lowest.

Schedule E. relates to regulations regarding projections; but your committee must confess that they really cannot understand how this schedule can be carried out, for while permission is given at one part of the schedule to form any projection, if made of incombustible materials, another part of this schedule prohibits any projection beyond the "*general* line of fronts." The heights of shop-fronts and sign-boards are also regulated by this schedule, which, in the opinion of your committee, might be improved by allowing addition to the heights respectively.

Schedule F. regulates the construction of chimney-breasts in party-walls, and prohibits their OVERSAILING, except under certain regulations as regards the projections of chimney-breasts in the upper stories, or dressing-rooms, of the better description of houses, and in all other, and even in these, prohibits an OVERSAILING of chimney-breasts *sidewise*; permission for oversailing ought to be inserted in this schedule (the salient angles being regulated at 135 degrees, as in the former part of the Bill), as such permission would be a great saving both in space and cost, and could not be of any possible detriment either to strength or construction.

Upon the regulations in sewers, as in schedule H, your committee think that wherever a sewer is built in the public way in FRONT of any house, that it ought to be made imperative for the owner to lay into or communicate the drains and cesspools of the house with such sewer, whatever may be the distance from such house to such sewer. This regulation would prevent many of the surreptitious and imperfect drainages which at present exist, and would greatly promote the health of the tenants and locality, by an additional quantity of water being forced through such sewers.

Schedule I. would be greatly improved by regulating the width of streets by the number of the stories of the houses to be built in such street.

Your committee having given the regulation regarding the *area* of rooms their very serious and deliberate consideration, and although they very fully concur in the advantages of a large room over a small one, yet they feel that in preventing the occupation of a room otherwise fitted for a dwelling, solely because it does not contain (perhaps within a small quantity) a superficies of 100 feet, that in thousands of instances great injustice will be done to persons who have built under the restrictions of the existing Act, they recommend that the superficial quantity be not the test, but that if otherwise fitted that such rooms shall be permitted for occupation.

And here your committee cannot but suggest that, in carrying out this Act and its sanitary regulations, a great boon would be granted to the poor especially, if permission were given for a better ventilation by apertures and lights, free of window-duty, and which, in the opinion of your committee, ought to be allowed when light and ventilation are required; the parts so lighted and ventilated not being used for dwelling or sleeping therein.

Your committee must now call your attention to schedule L., which contains the list of fees proposed in future to be paid for the several duties to be performed under this Act. Your committee do not object to the fees charged in the first six rates of buildings, but to the fee for inspecting and reporting to the official referees upon *party-walls*, they cannot so readily assent, and your committee do not clearly understand the duties for which this fee is to be demanded. Additions to principal buildings will under the proposed Bill be exempted from fees, if covered in within a certain period after the principal building. Your committee consider the word "*repairs*" ought to be taken out of this schedule as too indefinite, and leading to an interference by the district surveyor, and a consequent fee, where the legislature did not intend any superintendence by that officer.

In the scale of fees for special duties, many of them being provided for in the fees in alterations and in rebuilding, your committee recommend that some be expunged and others abated. And in this recommendation your committee feel satisfied that the present district surveyors, a highly respectable body of public officers, have no desire whatever for either duplicate fees for the same service, or an additional fee for any trifling service that may be incidentally performed.

Your committee here thus generally reported upon the several parts of this very important proposed Act of Parliament, and having given the same their most deliberate and serious attention, hope that the SOCIETY OF MASTER CARPENTERS will feel satisfied that although perhaps inadequately, yet they have, to the best of their judgment, brought forward the most material parts of the proposed Bill for the better consideration of the society; and they beg further to state that in the various recommendations, either in abate-

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